



**45 Burton Road**  
**Swadlincote , DE11 9EP**  
**£149,950**

**lizmilsom**  
**properties** 

\*\*\*\*\* LIZ MILSOM PROPERTIES \*\*\*\*\* are delighted to bring to the market 45 Burton Road, Castle Gresley. Nestled in the charming Castle Gresley, this traditional 2 bed mid-terraced home, boasts a cosy and inviting living space for you to call home. The ready to move in accommodation consists of Spacious Lounge Diner, Modern Fitted Kitchen, Ground Floor Shower Room and Two Generous Size Bedrooms. The Beauty of this home is the countryside it is set within, with walks on the doorstep and rural setting ,this fantastic home has the added bonus of being offered with NO UPWARD CHAIN!

To arrange your viewing call the office on 01283 219336

#### Location

Situated in a semi rural setting at the edge of Castle Gresley, in the National Forest, the property is within walking distance of open countryside yet is only a short car journey from Swadlincote and wide range of amenities. The area offers excellent road connections with the A511, A38 and A514, as well as M42 and M1 a short drive away.

#### Overview

Nestled in a picturesque semi-rural setting on the edge of Castle Gresley in the heart of the National Forest, 45 Burton Road is a charming 2-bedroom mid-terraced home that offers a perfect blend of traditional style and modern comfort. Situated on an unadopted road with parking available (please note, parking is not allocated), this property boasts the tranquility of countryside living, with scenic walks right on your doorstep, including the locally renowned tourist spot, Castle Knob.

Upon entering the home, you're welcomed by a spacious lounge/diner, complete with newly fitted carpets, dual aspect windows providing plenty of natural light, and an electric storage heater. The room also features under-stairs storage and access to the first-floor staircase.

The modern kitchen is fitted with sleek, white high-gloss wall and base units, offering ample storage space. It features a granite-effect work surface, tiled flooring, an oven with extractor hood, and plumbing for appliances. A sliding wooden door leads to the ground-floor shower room, while a side door provides access to the rear courtyard.

The ground-floor shower room is tastefully finished with a contemporary three-piece suite, including an elegant shower cubicle, low-level WC, and a pedestal washbasin with stylish tiled splash back and towel rail.

Upstairs, both bedrooms are fitted with new carpets and are tastefully decorated throughout. The generously sized main bedroom overlooks the front elevation, while the second bedroom, located at the rear, includes a loft hatch and a useful storage cupboard.

The rear garden is designed for low-maintenance living, featuring a gravelled pathway leading to a patio area, borders perfect for those who enjoy gardening. The garden is enclosed by fencing, ensuring privacy.

This property offers a fantastic opportunity for first-time buyers, with ready-to-move-in accommodation and the added benefit of no upward chain. Don't miss out on the chance to make this lovely home your own!

#### Fitted Kitchen

8'7 x 5'8

#### Spacious Lounge Diner

20'5 x 11'9

#### Ground Floor Shower Room

6'4 x 3'3

#### Bedroom

12'0 x 10'10

#### Bedroom

9'0 x 8'11

#### Viewing Strictly Through Liz Milsom Properties

To view this lovely property please contact our dedicated Sales Team at LIZ MILSOM PROPERTIES.

We provide an efficient and easy selling/buying process, with the use of latest computer and internet technology combined with unrivalled local knowledge and expertise. PUT YOUR TRUST IN US, we have a proven track record of success as the TOP SELLING AGENT locally – offering straight forward honest advice with COMPETITIVE FIXED FEES.

Available:

9.00 am – 6.00 pm Monday, Tuesday, Wednesday

9.00 am - 8.00 pm Thursday

9.00 am - 5.00 pm Friday

9.00 am – 4.00 pm Saturday

Closed - Sunday

CALL THE MULTI-AWARD WINNING AGENT TODAY

#### Tenure

Freehold - with vacant possession on completion. Liz Milsom Properties Limited recommend that purchasers satisfy themselves as to the tenure of this property and we recommend they consult a legal representative such as a solicitor appointed in their purchase.

#### Services

Water, mains gas and electricity are connected. The services, systems and appliances listed in this specification have not been tested by Liz Milsom Properties Ltd and no guarantee as to their operating ability or their efficiency can be given.

#### Measurements

Please note that room sizes are quoted in metres to the nearest tenth of a metre measured from wall to wall. The imperial equivalent is included as an approximate guide for applicants not fully conversant with the metric system. Room measurements are included as a guide to room sizes and are not intended to be used when ordering carpets or flooring.

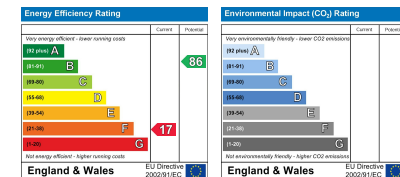
#### Disclaimer

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

- Traditional 2 Bedroom Terrace
- Modern Fitted Kitchen
- Spacious Open Plan Lounge Diner
- Ground Floor Shower Room
- 2 Generous Size Bedrooms
- Private Low Maintenance Rear Garden
- Ideal For First Time Buyers
- Offered With NO UPWARD CHAIN
- Rural Location
- EPC: G / TAX BAND : A



Energy Performance Certificate (EPC) information: This EPC provides information on the energy efficiency of the building. It is based on a standard assessment of the building's energy performance. The energy efficiency rating is G, which is the lowest rating. The environmental impact rating is A, which is the highest rating. The EPC is valid for 10 years from the date of issue.



## Directions

For Sat Nav use please use the Post Code DE11 9EP

Seabrook House, Dinmore Grange, Hartshorne,  
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## COUNCIL TAX

Band: A

The vendor informs us that the property is Freehold, however we have not inspected the title deeds. We would advise you consult your own solicitor to verify the tenure.



## THE TEAM

Liz and her team, who are dedicated and strive to provide you with excellent service.... And REMEMBER we are only a phone call or click away.

## GENERAL INFORMATION

NOTE: Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance to view the property.

## MONEY LAUNDERING

All Estate Agents are required by Law to check the identification of all Purchasers prior to instructing solicitors on an agreed sale and for all Sellers prior to commencing marketing a property. Suitable forms of ID include new style Drivers Licence and signed Passport.

## THE NATIONAL ASSOCIATION OF ESTATE AGENTS (NAEA)/THE PROPERTY OMBUDSMAN SCHEME

Liz Milson properties Ltd are proud to be a member of the NAEA and subscribe to their Rules of Conduct and are a member of The Property Ombudsman Scheme (TPO) Code of Practice.

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MAB 4202

